

# UNOFFICIAL COPY

TRUST DEED—SECOND MORTGAGE FORM (ILLINOIS) NO. 202 NW

23 035 967

This Indenture, WITNESSETH, That the Grantor is  
SIMON ROBINSON and BEATRICE ROBINSON, his wife

of the Village of Maywood, County of Cook, and State of Illinois  
for and in consideration of the sum of Fifty two hundred ninety eight and 00/100 Dollars  
in hand paid, CONVEY AND WARRANT to JOSEPH DEZONNA, Trustee  
of the City of Chicago, County of Cook, and State of Illinois  
and his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements  
herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing appar-  
atus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated  
in the Village of Maywood, County of Cook, and State of Illinois, to-wit:  
The North 1/2 of Lot 14 and all of Lot 15 in Block 02 in Maywood a Sub-  
division of the South 1/2 of the South West 1/4 of Section 2, West 1/2 of  
Section 11 and North West 1/4 of Section 14, Township 39 North, Range 12,  
East of the Third Principal Meridian.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.  
IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.  
WHEREAS, The Grantors, SIMON ROBINSON and BEATRICE ROBINSON, his wife  
justly indebted upon their one principal promissory note bearing even date herewith, payable  
NORTHLY PRODUCTS CORPORATION, for the sum of fifty two hundred ninety eight  
and 00/100 Dollars (\$5298.00) payable in 54 successive monthly instalments  
each of \$88.39 except the final instalment which shall be equal to or less  
than the monthly instalments due on the note commencing on the 5th day of May  
1975, and on the same date of each month thereafter, until paid, with interest  
after maturity at the highest lawful rate.

THE GRANTORS covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon, as herein and hereinafter provided, on  
according to any agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments any part of premises,  
and on demand in which receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises  
that may have been destroyed or damaged; (4) that waste on said premises shall not be committed or suffered; (5) to keep all buildings here or at any time on  
said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder  
of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and, second, to the Trustee herein as the parties  
may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior tax liens and  
the interest thereon, at the time or times when the same shall become due and payable.  
IN THE EVENT of failure to so insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantee or trustee of  
of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, or  
all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor agrees to repay immediately without demand,  
and the same with interest thereon from the date of payment of seven per cent, per annum, shall be so much additional indebtedness secured hereby.  
IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest,  
shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at  
seven per cent, per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by  
stipulated terms.  
IT IS AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure here-  
of, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, costs of procuring or completing abstract showing the whole  
title of said premises embracing foreclosure decree shall be paid by the grantor; and the like expenses and disbursements, occasioned by any suit or pro-  
ceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor. All such expenses  
and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure  
proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses  
and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, and for the heirs, executors, administrators  
and assigns of said grantor, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that  
upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, or to any party  
claiming under said grantor, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said  
premises.

IN THE EVENT of the death, removal or absence from said Cook County of the grantee, or of his refusal or failure to act, then  
August G. Merkel of said County is hereby appointed to be first successor in this trust; and if  
for any cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second  
successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to  
the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 26th day of March A. D. 1975  
*Simon Robinson* (SEAL)  
*Beatrice Robinson* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

23 035 967

UNOFFICIAL COPY

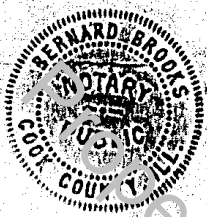
1975 APR 1 AM 10 36

State of Illinois } ss. APR 1 75 970768 23035967 A Rec 5.00  
County of Cook

I, Bernard Brooks  
a Notary Public in and for said County, in the State aforesaid, do hereby Certify that  
SIMON ROBINSON and BEATRICE ROBINSON, his wife

personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 26th day of March A. D. 1975



Bernard Brooks  
Notary Public  
My Commission Expires May 8, 1978

5.00

23035967

Box No. 246  
SECOND MORTGAGE  
Trust Deed

SIMON ROBINSON and  
BEATRICE ROBINSON, his wife  
TO  
JOSEPH DEZORNA / Trustee

THIS INSTRUMENT WAS PREPARED BY

L. de Mille

Northwest Industrial Bank of Chicago  
3335 North Dearborn Street, Chicago  
Chicago, Illinois 60641

END OF RECORDED DOCUMENT